

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD
BUCKEYE, ARIZONA 85326**

REGULAR MEETING AGENDA

AUGUST 24, 2004

7:00 P.M.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623.386.8299) seventy-two (72) hours in advance if you need a sign language interpreter or alternate material for a visual or hearing impairment.

AGENDA ITEM

RECOMMENDED BOARD ACTION

1. CALL TO ORDER

1. None

2. ROLL CALL

2. None

3. APPROVAL OF MINUTES

3. Possible motion to approve the minutes of the August 10, 2004 Regular Meeting

**4. Withdrawals / Continuances,
Old Business**

4. Old Business

5. NEW BUSINESS:

5.

5A. Case No. DCA04-303: Development Code & Community Master Plan Amendments

Development Code Amendment to the Town of Buckeye, Development Code regarding Community Master Plans and Development Code Priorities, Applicability, and Amendments whereby any amendment of existing, or new laws, rules, regulations, and standards of development under a Community Master Plan that such new standards shall be incorporated.

5A. Public hearing, discussion and possible motion.

5B. Case No. SP04-19: Storage America

Request by Ron Gerard of Gerard Builders for the approval of Site Plan for a 10 acre mini-storage and RV parking site, located just south of Yuma Road and approximately one half of a mile west of Miller Road, and as generally located in the northwest quarter of Section 17, Township 1 North, Range 3 West of the Gila & Salt River Base Meridian, Maricopa County, Arizona.

5B. Public hearing, discussion and possible motion.

5C. Case No. GPA(m)04-255: Tartesso North
Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc., for the Minor General Plan Amendment of approximately 160 acres from the GC, General Commerce Land Use District to that of the PC, Planned Community Land Use District. This parcel is located in Township 2N, Range 4W, Section 27 and also as generally located northeast from the corner of the road alignments of Thomas Road and Wilson Avenue. This area is to be incorporated into the Tartesso North Community Master Plan.

5C. Discussion and possible motion.

5D. Case No. RZ04-256: Tartesso North
Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc., for the Rezoning of approximately 160 acres from the GC, General Commerce Land Use District to that of the PC, Planned Community Land Use District. This parcel is located in Township 2N, Range 4W, Section 27 and also as generally located northeast from the corner of the road alignments of Thomas Road and Wilson Avenue. This area is to be incorporated into the Tartesso North Community Master Plan.

5D. Public hearing, discussion and possible motion.

5E. Case No. CMPA04-120: Tartesso North / Community Master Plan, Major Amendment
Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc. to amend the Tartesso North Community Master Plan. This request for a major amendment to the Tartesso North Community Master Plan is pursuant to a new development approach which will be called Elianto. Some of the changes to the Tartesso North / Elianto Community Master Plan include a decrease in the number of villages from six (6) to four (4) with average densities remaining at two (2) to twenty-five (25) dwelling units per acre. Elianto will have 3.47 gross dwelling units per acre, with a total of 13,662 dwelling units. Two out parcels totaling 180 acres will be incorporated into Elianto. The first parcel is 160 acres and located at the northeast corner of the Thomas Road and Wilson Avenue intersection right-of-way alignments. The second parcel is 20 acres as located on the northeast corner of the Indian School Road and Turner Road intersection right-of-way alignments. Elianto will consist of 3,931 total acres after the addition of these parcels. The properties of this Community Master Plan, major amendment are

5E. Discussion and possible motion.

generally located in portions of Sections 15-19, 21, 22, 23, 27, 28 and 29 of Township 2 North, Range 4 West of the Gila and Salt River Base Meridian, Maricopa County, Arizona.

6. COMMENTS FROM THE PUBLIC

Members of the audience may comment on non-agenda items.

6. None – State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. REPORTS FROM STAFF

7. As Presented

8. REPORTS FROM DEVELOPMENT BOARD

8. As Presented

9. ADJOURNMENT

9. Motion to Adjourn